

**SEMINOLE COUNTY GOVERNMENT  
PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of Preliminary Subdivision Plan for Sturbridge Oaks

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** John Thomson **EXT.** 7346

**Agenda Date** March 6, 2002 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Sturbridge Oaks subdivision.

District 2 - Morris *Sen*

**BACKGROUND:**

The applicant is requesting approval of a Preliminary Subdivision Plan for 7 single family residential lots on 23 acres. This project is located on the east side of Lake Drive and Bird Road and on the west side of Little Lake Howell.

The portion of the subdivision that contains the lots (9.8 acres) was recently rezoned from R-1AA and A-1 to R-1AAAA and RC-1. The 4 lots of the subdivision adjacent to Bird Road were rezoned to R-1AAAA (1/2 acre minimum lot size) and the 3 lots adjacent to Little Lake Howell were rezoned to RC-1 (1 acre minimum lot size). The remaining southerly 13.1 acres of the subdivision contains wetlands which will be incorporated into a conservation easement. Water will be provided by connection to Seminole County Utilities and wastewater treated by individual septic systems.

Staff has reviewed the preliminary subdivision and finds that it is consistent with the development order that was executed by the developer as part of the rezoning. The development order included a conceptual subdivision layout plan, no provision for public access to the lake, and primary access from Bird Road. The preliminary subdivision also meets the development standards of the R-1AAAA and RC-1 zoning categories and the applicable requirements of the Land Development Code.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan.

Attachment: Preliminary Subdivision Plan

**DR GUI No.** 01-5500001

**Parcel ID#:**

11-21-30-300-002A-0000

WINTER SPRINGS

CASSELBERRY

SEMINOLA LAKE

DEER RUN

RED BUG LAKE

TUSAWILLA ROAD

SUN

SITE



